



**409, 200 Belvedere Boulevard SE
Calgary, Alberta**

MLS # A2303367



\$250,005

Division:	Belvedere		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	580 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 106
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: N/A

NO-CONDO FEE for 1 year. WELCOME TO THIS MODERN LUXURY STUDIO TOWNHOUSE IN BELVEDERE – POSSESSION JUNE 2026! Located in the vibrant community of BELVEDERE SE CALGARY, this beautifully designed MAIN FLOOR UNIT offers 580 SQ.FT. of OPEN-CONCEPT LIVING, featuring 1 BEDROOM and 1 FULL BATHROOM. Perfect for FIRST-TIME BUYERS, INVESTORS, or those seeking LOW-MAINTENANCE URBAN LIVING. Step inside to discover SOARING 9 FT CEILINGS and OVERSIZED WINDOWS that flood the space with NATURAL LIGHT, creating a bright and inviting atmosphere. The home is finished with LUXURY VINYL PLANK FLOORING throughout, combining durability with modern elegance. The CHEF-INSPIRED KITCHEN is a standout, complete with FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES, and a LARGE KITCHEN ISLAND—perfect for entertaining or casual dining. Additional highlights include a PANTRY and IN-SUITE WASHER/DRYER CLOSET for added convenience. The SPACIOUS BEDROOM features an EXTRA-LARGE CLOSET and offers a comfortable retreat. The MODERN FULL BATHROOM includes a TUB, TILED FLOORING, and QUALITY FINISHES throughout. The OPEN LIVING AREA provides a warm and functional space for both relaxation and hosting. UNBEATABLE LOCATION & CONNECTIVITY – Just steps away from COSTCO, WALMART, CINEPLEX, BANKS, RESTAURANTS, and everyday essentials. Enjoy quick access to: STONEY TRAIL – 3 MINUTES HIGHWAY 1 – 4 MINUTES DOWNTOWN CALGARY – 15 MINUTES FUTURE SCHOOL SITE & PARK – 1 MINUTE WALK This is a RARE OPPORTUNITY to own a MODERN,

AFFORDABLE, LOW-MAINTENANCE HOME in one of Calgary's FASTEST GROWING COMMUNITIES. Whether you're looking to INVEST, DOWNSIZE, OR BUY YOUR FIRST HOME, this property delivers exceptional value. POSSESSION JUNE 2026 BOOK YOUR PRIVATE TOUR TODAY!